



590 Pyramid Way & F St

\$2,195,000

**108 Unit
Multi-Family
Development
Opportunity**



LOCATION



LAND AREA

- 0.91 AC

ZONING DESCRIPTION

MIXED USE DEVELOPMENT, FORMERLY TOD

The property includes two parcels on heavily trafficked Pyramid Way in central Sparks, NV. The parcels are entitled for the development of two, four-story buildings, with 124 parking spaces in a secured garage.



590 Pyramid Way & F St



PROPERTY DESCRIPTION

Ideally located near major highways and downtown Sparks, this community offers easy access to dining, entertainment, popular events, Sparks Marina, and The Outlets at Legends. With convenient connections to I-80 and U.S. 395, residents can quickly reach Reno, the University of Nevada, Lake Tahoe, Carson City, Fernley, and the Tahoe-Reno Industrial Center.

PROPERTY HIGHLIGHTS

- 108-unit multifamily-entitled development site
- Fully engineered, permit ready plan set
- 3 AC-FT Water Rights & Sewer Fee Credits
- All Utilities Available On-Site
- Two parcels totaling 0.91 AC
- Zoned MUD - Multifamily, Retail, Office

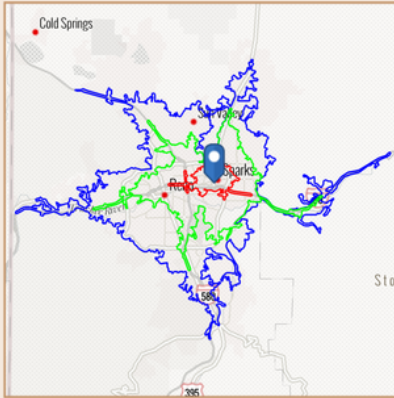


DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

590 Pyramid Way, Sparks, Nevada, 89431

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

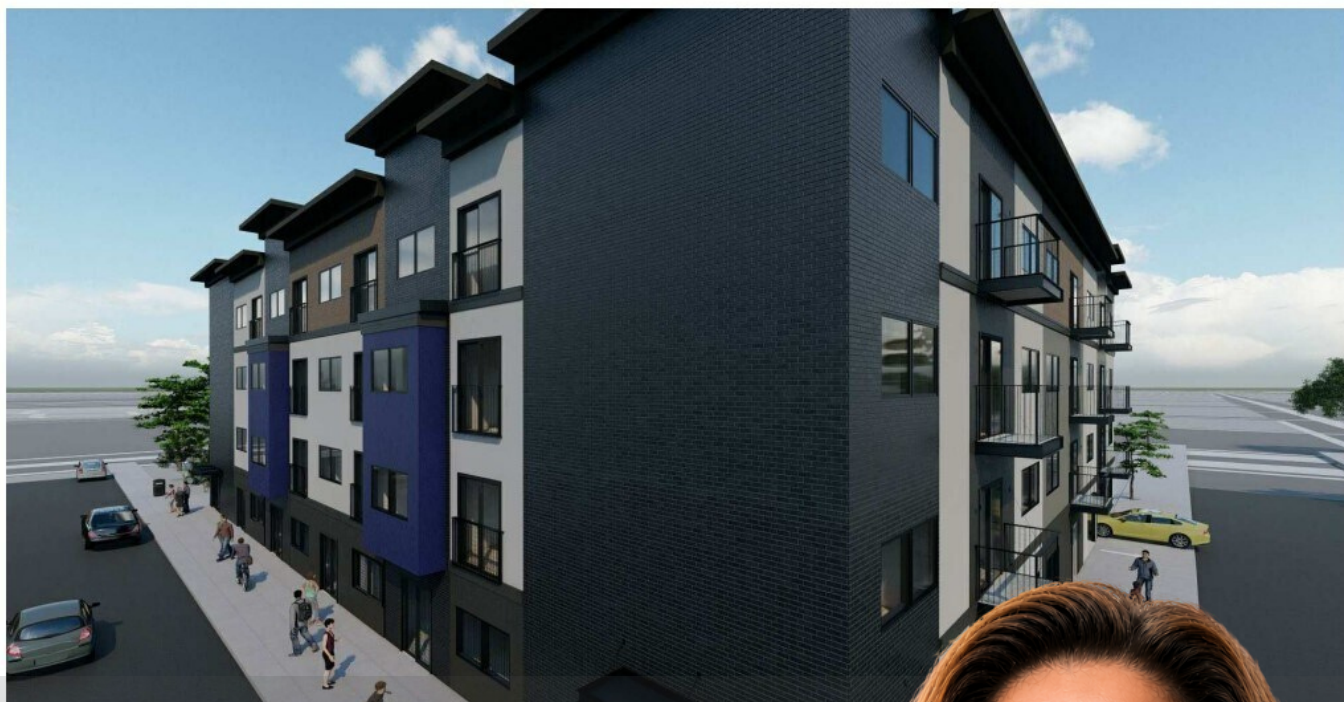
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Counties Washoe County	CBSAs Reno, NV	Nevada	USA
0 - 4	6.12%	5.52%	5.45%	5.39%	5.38%	5.47%	5.39%
5 - 9	5.84%	5.30%	5.44%	5.61%	5.62%	5.71%	5.68%
10 - 14	6.12%	5.27%	5.48%	5.83%	5.84%	5.99%	5.93%
15 - 19	6.29%	7.56%	6.54%	6.35%	6.29%	6.20%	6.43%
20 - 34	24.85%	26.22%	23.88%	21.25%	20.66%	20.25%	20.35%
35 - 54	24.33%	23.59%	24.49%	24.90%	24.75%	26.24%	25.21%
55 - 74	20.18%	20.03%	21.00%	22.43%	22.94%	22.30%	22.77%
75+	6.28%	6.51%	7.68%	8.26%	8.49%	7.88%	8.23%
HOUSEHOLD INCOME							
<\$15,000	6.5%	9.0%	7.1%	5.9%	6.1%	7.1%	8.0%
\$15,000-\$24,999	6.1%	6.0%	4.8%	3.8%	3.9%	5.0%	5.5%
\$25,000-\$34,999	9.1%	9.3%	7.4%	6.0%	6.1%	6.0%	5.8%
\$35,000-\$49,999	13.7%	13.2%	11.1%	8.9%	9.2%	9.7%	9.3%
\$50,000-\$74,999	17.4%	15.5%	14.9%	13.3%	13.8%	15.3%	15.1%
\$75,000-\$99,999	13.8%	14.1%	13.4%	13.0%	13.0%	13.1%	12.4%
\$100,000-\$149,999	18.8%	16.8%	18.1%	19.2%	19.5%	19.0%	18.0%
\$150,000-\$199,999	10.1%	9.0%	11.1%	13.0%	12.6%	11.3%	10.4%
\$200,000+	4.5%	7.1%	12.1%	16.8%	15.7%	13.4%	15.4%
KEY FACTS							
Population	34,502	151,041	337,972	529,569	598,342	3,352,791	343,528,394
Daytime Population	33,330	205,370	385,183	528,832	586,390	3,336,981	341,846,552
Employees	17,722	78,522	178,930	275,521	306,875	1,652,419	168,700,572
Households	14,182	61,740	139,250	212,118	239,138	1,295,128	134,397,562
Average HH Size	2.42	2.36	2.38	2.46	2.47	2.56	2.49
Median Age	35.6	35.1	37.2	39.0	39.5	39.5	39.6
HOUSING FACTS							
Median Home Value	380,560	440,302	523,173	581,882	552,807	465,998	376,272
Owner Occupied %	40.0%	39.9%	49.0%	59.1%	61.1%	59.2%	64.0%
Renter Occupied %	60.0%	60.1%	51.0%	40.9%	38.9%	40.8%	36.0%
Total Housing Units	15,020	66,587	149,977	229,982	258,968	1,404,277	149,274,959
INCOME FACTS							
Median HH Income	\$70,227	\$69,679	\$82,265	\$97,756	\$94,835	\$86,319	\$85,893
Per Capita Income	\$35,208	\$37,392	\$46,567	\$54,059	\$52,186	\$45,970	\$48,241
Median Net Worth	\$84,842	\$86,477	\$164,617	\$295,039	\$295,315	\$252,493	\$276,821

Source: This infographic contains data provided by Esri (2026), Esri-Data Axle (2026).



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